



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, SEPTEMBER 7, 2016

Joshua Oehler, Chairman
Kristofer Sippel, Vice Chairman

David Blaser
Carl Bloomfield
David Cavenee

Brent Mutti
Jennifer Wittmann
Brett Young, Alternate

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Study Session: 5:00-6:00 p.m.
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. DR16-21 - CST Corner Store #1681/Valero - Site plan, landscape, grading and drainage, elevations, floor plan, photometrics, colors and materials for approximately 2.91 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay district. Amy Temes (480) 503-6729	
	2. DR16-28 - Home 2 Suites - Master site plan, phasing plan, site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.73 acres, generally located at the southeast corner of Val Vista Drive and Market Street zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	
	3. DR16-30 - Offices at Somerset - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.8 acres, generally located at the southeast corner of Somerset Boulevard and E Pecos Road and zoned Community Commercial (CC). Bob Caravona (480) 503-6812	
	4. ST16-05 - Whitewing at Germann Estates - Seven new standard plans (Plans: Cadiz, Belamour, Cholla, Trovilla, Solandra, Castillo, Pradera) by Toll Brothers on 101 lots, on approximately 79.70 acres, generally located east and west of Reseda Street on the south side of Germann Road, zoned Single Family - 10 (SF-10) zoning district. Ashlee MacDonald (480) 503-6748	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>5. Z16-12 - Vacation Short Term Rentals - Citizen Review and Initiation of an Amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2: Land Use Designations, Article 2.1 Single Family Residential Districts, Section 2.103 Land Use Regulations - Single Family Residential Districts, Article 2.2 Multi-Family Residential Districts, Section 2.203 Land Use Regulations- Multi-Family Residential Districts, Division 4: General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.506 Reserved and Division 6: Use Definitions, Article 6.1 Use Definitions, related to the creation of a Use Definition for Vacation Short-Term Rentals to provide consistency with recent legislation; and revisions to the Use Definition related to Hotels and Commercial Lodging and Bed and Breakfast Homes. Nathan Williams (480) 503-6805</p>	
	<p>6. Discussion of Regular Meeting Agenda</p>	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	7. APPROVAL OF AGENDA	
	<p>8. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>	
	<p>PUBLIC HEARING (CONSENT) Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</p>	
	<p>9. S16-09 - Request to approve Preliminary Plat and Open Space Plan for Arcadia Commons by Arcadia Capital Group, for 78 home lots (Lots 1-78) on approximately 14.17 acres of real property located at the southwest corner of Power and Guadalupe Roads in the Single Family - Detached (SF-D) zoning district. Amy Temes (480) 503-6729</p>	Hearing; discussion; possible action by MOTION

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	PUBLIC HEARING (NON-CONSENT) Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
	10. S16-07 - Bella Verde - Request to approve Preliminary Plat for 58 home lots (Lots 1 - 58) on approximately 14.29 acres of real property located at the southwest corner of Gilbert and Ray Roads in the Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812 Applicant is requesting to be tabled	Hearing; discussion; possible action by MOTION
	11. GP16-03 - BB Living at Val Vista - Request for Minor General Plan Amendment to change the land use classification of approximately 21.25 acres of real property generally located at the northeast corner of Rome Street and Germann Road from 0.9 acres of General Office (GO) and 20.35 acres of Residential > 14-25 DU/ Acre land use classifications to 21.25 acres of Residential > 8-14 DU/ Acre land use classification. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION
	12. Z16-10 - BB Living at Val Vista - Request to amend Ordinance No. 1813 to remove approximately 21.25 acres of real property generally located at the northeast corner of Rome Street and Germann Road from the Val Vista 160 and Germann Planned Areas Development (PAD) and to rezone said real property from 0.9 acres of Town of Gilbert General Office (GO) and 20.35 acres of Multi-Family/ Medium (MF/M) zoning districts with a Planned Area Development overlay district to 21.25 acres of Town of Gilbert Multi-Family/ Low (MF/L) zoning district. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION
	13. Z16-06-B - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1: General Provisions, Division 2: Land Use Designations, Division 3: Overlay Zoning Districts, Division 4: General Regulations, Division 5: Administration, and Division 6: Use Definitions; Chapter III: Subdivision Regulations, Glossary of General Terms, to amend and reorganize the Land Use Table with new use definitions and regulate where uses are permitted. In addition, amendments will codify the product of a comprehensive review to clarify terms and add cross	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	references where needed. In addition, amendments will resolve discrepancies, reflect current development standards and amend the glossary. Ashlee MacDonald (480) 503-6748	
	ADMINISTRATIVE ITEM	
	14. Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of August 3, 2016	Discussion; possible action by MOTION
	COMMUNICATIONS	
	15. Report from Chairman and Members of the Commission on current events.	
	16. Report from Council Liaison	
	17. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, October 5, 2016, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.